143.0	0002	0005.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	858,900 / 858,900
					USE VALUE:	858,900 / 858,900
					ASSESSED:	858,900 / 858,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
20		PINE RIDGE RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	HOFFMAN ROGER W & DONNA M	
Owner 2:		
Owner 3:		
Street 1:	20 PINE RIDGE RD	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA Cntry	Own Occ: Y
Postal:	02476	Type:

PREVIOUS OWNER

Owner 1:	HOFFMAN ROGER W & DONNA M -
Owner 2:	-
Street 1:	20 PINE RIDGE RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .115 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1922, having primarily Wood Shingle Exterior and 1997 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 9 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	7	Steep
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5000.000	402,900		456,000	858,900
Total Card	0.115	402,900		456,000	858,900
Total Parcel	0.115	402,900		456,000	858,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 430.10 | /Parcel: 430.10

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	92447
GIS Ref	
GIS Ref	
Insp Date	06/30/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 143.0-0002-0005.0

!11074!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	402,900	0	5,000.	456,000	858,900		Year end	12/23/2021
2021	101	FV	390,700	0	5,000.	456,000	846,700		Year End Roll	12/10/2020
2020	101	FV	390,800	0	5,000.	456,000	846,800	846,800	Year End Roll	12/18/2019
2019	101	FV	291,100	0	5,000.	427,500	718,600	718,600	Year End Roll	1/3/2019
2018	101	FV	291,100	0	5,000.	353,400	644,500	644,500	Year End Roll	12/20/2017
2017	101	FV	291,100	0	5,000.	324,900	616,000	616,000	Year End Roll	1/3/2017
2016	101	FV	291,100	0	5,000.	296,400	587,500	587,500	Year End	1/4/2016
2015	101	FV	282,900	0	5,000.	290,700	573,600	573,600	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	11:51:19

LAST REV

Date	Time
03/03/20	08:56:17
danam	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 11074

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PU CHARLES	31458-462		5/31/2000		426,000	No	No		
WENGROVITZ MICH	22156-121		6/25/1992		212,000	No	No		Y

USER DEFINED

Prior Id # 1:	92447
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/21/2019	1905	Alterati	16,400	C				
8/16/2016	2041	Insulate	2,700	C				
3/18/2015	715	Redo Kit	72,950					Renovate existing
12/30/2014	1754	Redo Bat	49,685					Renovate existing
3/26/2008	273	Manual	18,680			G9	GR FY09	renovate deck

ACTIVITY INFORMATION

Date	Result	By	Name
6/30/2018	Inspected	BS	Barbara S
5/26/2015	Permit Insp	PC	PHIL C
2/3/2009	Measured	372	PATRIOT
8/25/2000	MLS	MM	Mary M
12/1/1999	Mailer Sent		
11/18/1999	Measured	264	PATRIOT
12/1/1981		CS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5000		Sq. Ft.	Site		0	80.	1.14	9									456,000						456,000	

Total AC/HA:	0.11478	Total SF/SM:	5000	Parcel LUC:	101	One Family	Prime NB Desc	Brackett	Total:	456,000	Spl Credit		Total:	456,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1922	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G16	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.23692000
Const Adj.:	0.98990101
Adj $ / SQ:	159.176
Other Features:	89250
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	451696
Depreciation:	48783
Depreciated Total:	402912

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	9	BRs:	4	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

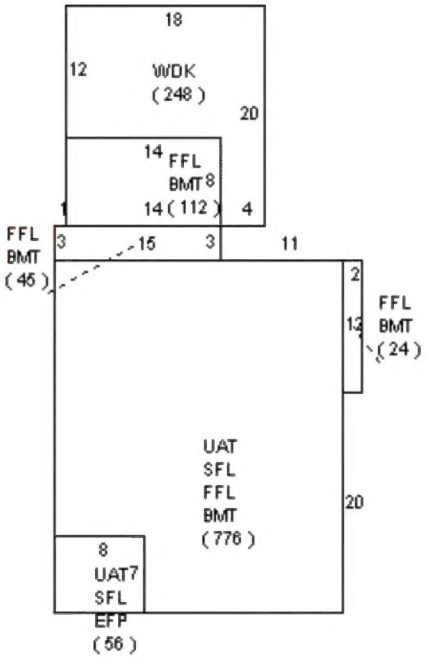
No Unit	RMS	BRS	FL
1	9	4	M
Totals			
1	9	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	159.18
Special Features:	0	Val/Su Net:	123.66
Final Total:	402900	Val/Su SzAd	225.21

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	957	47.750	45,699
FFL	First Floor	957	159.180	152,331
SFL	Second Floor	832	159.180	132,434
WDK	Deck	248	9.930	2,463
UAT	Upper Attic	208	122.570	25,494
EFP	Enclos Porch	56	71.870	4,025

Net Sketched Area:	3,258			Total:	362,446
Size Ad	1789	Gross Area	3882	FinArea	1997

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100	G	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X8	A	AV	1975	0.00	T	35.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	

PARCEL ID

143.0-0002-0005.0

IMAGE

AssessPro Patriot Properties, Inc